WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130081623 DEEDWARR
Recvd: 09/20/13 10:12 3 pgs
Fees: 18.00 Taxes: 1287.60
20130920-0099198

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $348,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 10 TH DAY OF SEPTEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/10/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-P5830 SCHNEIDER

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Richard A. Schneider and Lea Schneider	Wells Fargo Bank, NA 4101 Wiseman Blvd., Bldg 108 San Antonio, TX 78251-4200	10215010600
765 Brook Hollow Road		
Nashville, TN 37205		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

WILLIAM GREGORY STEVENS, CO-CONSERVATOR FOR DANIEL P. STEVENS

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY BY ORDER OF THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE UNTO:

RICHARD A. SCHNEIDER, AND WIFE, LEA ANN CASKEY SCHNEIDER OR THEIR SUCCESSORS IN TRUST AS TRUSTEES OF THE RICHARD A SCHNEIDER REVOCABLE TRUST AND LEA ANN CASKEY SCHNEIDER REVOCABLE TRUST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 765 Brook Hollow Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind himself as Co-Conservator for Daniel P. Stevens, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness My hand on the 10th day of September, 2013.

William Gregory Stevens, co conservator

William Gregory Stevens, Co-Conservator for Daniel P. Stevens

STATE OF OKLAHOMA
COUNTY OF Oklahoma

On this 10 day of September, 2013, before me personally appeared, William Gregory Stevens, Conservator for Daniel P. Stevens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument on behalf of Daniel P. Stevens, and acknowledges that he executed the same as his free act and deed for the purposes described herein.

Witness my hand and official seal at Bank of Oklahoma, Oklahoma, this 10th day of September, 2013.

Notary Public Mykle D Bull

My Commission Expires: 02-07-2017

Notary Public
State of Oklahoma
MYKLE D BULL
OKLAHOMA COUNTY
COMMISSION #13001309
Comm. Exp. 02-07-2017

13-P5830 SCHNEIDER

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 124, BROOK MEADE, SECTION II, as shown on plat of record in Plat Book 2133, Page 76, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Susan E. Stevens, an unmarried woman by Warranty Deed from Patrick A. Pruett and wife, Michelle Pruett, recorded on the 27th day of August, 2007 in Instrument No. 20070827-0102508, in the Register's Office of Davidson County, Tennessee.

The said Susan E. Stevens having passed away October 29, 2009. Susan E. Stevens' estate was probated in the Probate Court for Davidson County, Tennessee in case # 09P-1860. Title passed to the heir of Susan E. Stevens as evidenced by Order of the Probate Court in case #09P-1860. William Gregory Stevens was appointed Co-Conservator for Daniel P. Stevens in Davidson County Probate case #09P-1859. The sale of this property was Ordered by the Court and William Gregory Stevens was authorized to execute documents effecting the sale in Court Order filed by the Clerk of said Court on September 5, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOK MEADE, SECTION II, as recorded in Plat Book 2133, Page(s) 76, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).